

121.A

0001

0206.0

Map

Block

Lot

1 of 1

Condominium

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

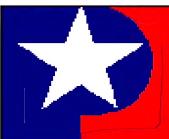
478,000 / 478,000

USE VALUE:

478,000 / 478,000

ASSESSED:

478,000 / 478,000


Patriot
 Properties Inc.

PROPERTY LOCATION

No	Alt No	Direction/Street/City
114		PLEASANT ST, ARLINGTON

OWNERSHIP

Owner 1:	O ROURKE LAUREN	Unit #:	206
Owner 2:			
Owner 3:			
Street 1:	48 TRILLIUM RD		
Street 2:			

Twn/City: FAIRFIELD

St/Prov: CT Cntry Own Occ: N

Postal: 06824 Type:

PREVIOUS OWNER

Owner 1: CUNNINGHAM MARY F TR -

Owner 2: MARY F CUNNINGHAM R/E TRUST -

Street 1: 114 PLEASANT ST. UNIT 206

Twn/City: ARLINGTON

St/Prov: MA Cntry

Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains . Sq. Ft. of land mainly classified as Condo with a Condo Garden Building built about 1900, having primarily Brick Exterior and 953 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 4 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R6	APTS LOW		water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0	Sq. Ft.	Site			0	0.	0.00	6035																

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description	User Acct
102	0.000	478,000			478,000		129532
							GIS Ref
							GIS Ref
							Insp Date
							10/12/17

PREVIOUS ASSESSMENT								Parcel ID	Parcel ID			PAT ACCT.		
Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date				
2022	102	FV	478,000	0	.	.	478,000		Year end	12/23/2021				
2021	102	FV	471,200	0	.	.	471,200		Year End Roll	12/10/2020				
2020	102	FV	457,400	0	.	.	457,400	457,400	Year End Roll	12/18/2019				
2019	102	FV	430,400	0	.	.	430,400	430,400	Year End Roll	1/3/2019				
2018	102	FV	353,400	0	.	.	353,400	353,400	Year End Roll	12/20/2017				
2017	102	FV	327,700	0	.	.	327,700	327,700	Year End Roll	1/3/2017				
2016	102	FV	327,700	0	.	.	327,700	327,700	Year End	1/4/2016				
2015	102	FV	270,000	0	.	.	270,000	270,000	Year End Roll	12/11/2014				

SALES INFORMATION								TAX DISTRICT			ACTIVITY INFORMATION		
Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes	Date	Result	By	Name
CUNNINGHAM MARY	52390-346		3/12/2009		263,000	No	No			10/12/2017	Measured	DGM	D Mann
	19169-178		7/1/1988		160,000	No	No	Y		6/12/2009	MLS	MM	Mary M
										10/26/2000	Inspected	189	PATRIOT
										5/6/2000		197	PATRIOT

Sign:	VERIFICATION OF VISIT NOT DATA	/	/

Total AC/HA: 0.00000

Total SF/SM: 0

Parcel LUC: 102 Condo

Prime NB Desc CONDO

Total:

Spl Credit

Total:

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - ArchiveProArling

apro

2023

EXTERIOR INFORMATION				BATH FEATURES				COMMENTS				SKETCH					
Type: 7	- Condo Garden			Full Bath: 1	Rating: Average			Building Number 1.									
Sty Ht: 1	- 1 Story			A Bath:	Rating:												
(Liv) Units: 1	Total: 1			3/4 Bath:	Rating:												
Foundation: 1 - Concrete				A 3QBth:	Rating:												
Frame: 2 - Steel				1/2 Bath: 0	Rating: Average												
Prime Wall: 7 - Brick				A HBth:	Rating:												
Sec Wall: %				OthrFix:	Rating:												
Roof Struct: 4 - Flat				OTHER FEATURES				RESIDENTIAL GRID									
Roof Cover: 11 - Membrane				Kits: 1	Rating: Average			1st Res Grid Desc: Line 1 # Units 1									
Color: BRICK				A Kits:	Rating:			Level FY LR DR D K FR RR BR FB HB L O									
View / Desir: DV - GDV				Fpl: 0	Rating: Average			Other									
GENERAL INFORMATION				WSFlue:	Rating:			Upper									
Grade: C - Average				CONDOS INFORMATION				Lvl 2									
Year Blt: 1900	Eff Yr Blt:			Location: F - Front				Lvl 1									
Alt LUC:	Alt %:			Total Units:				Lower									
Jurisdict:	Fact: .			Floor: 2 - 2nd Floor				Totals				RMs: 4	BRs: 2	Baths: 1	HB: 0		
Const Mod:				% Own: 4.438000202													
Lump Sum Adj:				Name: 20 - 6035													
INTERIOR INFORMATION				DEPRECIATION				REMODELING				RES BREAKDOWN					
Avg Ht/FL: STD				Phys Cond: AV - Average	30. %			Exterior:	No Unit			RMS	BRS	FL			
Prim Int Wal	2 - Plaster			Functional:				Interior:	1			4	2	0			
Sec Int Wall:	%			Economic:				Additions:									
Partition: T - Typical				Special:				Kitchen:									
Prim Floors: 4 - Carpet				Override:				Baths:									
Sec Floors:	%			Total:	30.6 %			Plumbing:									
Bsmnt Flr:				CALC SUMMARY				Electric:									
Subfloor:				Basic \$ / SQ: 325.00				Heating:									
Bsmnt Gar:				Size Adj: 1.12959075				General:									
Electric: 3 - Typical				Const Adj: 1.27209091				Totals				1	4	2			
Insulation: 2 - Typical				Adj \$ / SQ: 467.006													
Int vs Ext: S				Other Features: 30000													
Heat Fuel: 1 - Oil				Grade Factor: 1.00													
Heat Type: 3 - Forced H/W				NBHD Inf: 1.45000005													
# Heat Sys: 1				NBHD Mod:													
% Heated: 100	% AC:			LUC Factor: 1.00													
Solar HW: NO	Central Vac: NO			Adj Total: 688833													
% Com Wal	% Sprinkled			Depreciation: 210783													
MOBILE HOME				Depreciated Total: 478050													
Make: [] Model: []				Final Total: 478000													
SPEC FEATURES/YARD ITEMS				Val/Su SzAd: 501.57													
PARCEL ID 121.A-0001-0206.0																	
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value
More: N	Total Yard Items:					Total Special Features:								Total:			